

OPEN MEETING AGENDA ITEM
FULTON RANCH
HOMEOWNERS ASSOCIATION



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May 5, 2015

Arizona Corporation Commission
Attn: Docket Control
1200 West Washington Street
Phoenix, Arizona 85007-2927
RE: Docket No. L-00000B-15-0059-00170

Arizona Corporation Commission
DOCKETED

MAY 07 2015

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ORIGINAL

The Fulton Ranch Homeowner's Association ("Fulton Ranch HOA") encourages the ACC to APPROVE the SRP and Line-Siting Committee proposals as per the Certificate of Environmental Compatibility (CEC) contained within docket L-00000B-15-0059-00170.

Fulton Ranch HOA represents the interests of 960 homes in South Chandler, AZ. Our community is bordered by Ocotillo Road to the north, Arizona Avenue to the east, Chandler Heights Road to the south, and Alma School Road to the west.

Fulton Ranch HOA and its residents have been actively engaged in the SRP Price Road Corridor 230kV project since early 2013. Overall, we were pleased with the project communication between SRP and the community as we had several opportunities to ask questions, voice concerns, and provide route feedback over a 2 year period. We were also supportive of the "GRIC" route proposed at the conclusion of this process, as it impacts far fewer homes and neighborhoods than any other route under consideration.

Fulton Ranch HOA would like to provide the following feedback in order of importance:

Firstly, we agree with and support the GRIC route approved by the Line-Siting Committee for which the CEC was issued.

Secondly, we oppose consideration of any new routes that were eliminated by the SRP public feedback process over the past 2 years. This would include any reconsideration of 230kV placement along Ocotillo Road between Arizona Avenue and Dobson Road, Arizona Avenue between Queen Creek Road and Riggs Road, Chandler Heights Road between Arizona Avenue and Alma School Road, and Alma School Road between Queen Creek Road and Riggs Road.

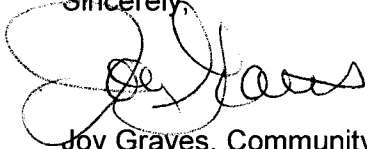
Thirdly, we support efforts to bury the 230kV power line, if possible, along areas where existing homes and neighborhoods would be most impacted: for example, from the Schrader Substation south to the Gila River Community. Numerous homes in our community will be directly impacted along this route. The 130+ foot tall transmission towers contemplated for an above-ground installation will sit less than a third of a mile from the eastern edge of Fulton Ranch. While existing 60+ foot transmission towers in this same location are not readily viewable from our neighborhood, the proposed 130+ foot towers would be, particularly for homes on the

eastern portion of our community. This would forever alter not only the skyline for these homes but also their property values. Other homes farther in would also be impacted. Reduced property values of these east side homes would serve as 'comparables' (or 'comps') for all other homes within Fulton Ranch, thereby negatively impacting property values throughout our community. Accordingly, we believe line burial is a fair solution to this property rights concern.

However, if it is not possible to bury the 230kV line along the route specified in the CEC (specifically the areas where residential is impacted), then we strongly urge acceptance of the CEC as-is. Under no circumstance do we support reconsideration of previously eliminated routes.

The Fulton Ranch HOA appreciates the Commission's consideration of this feedback.

Sincerely,

A handwritten signature in black ink, appearing to read "Joy Graves", written over a circular stamp or seal.

Joy Graves, Community Manager
On Behalf of the Board of Directors
Fulton Ranch Homeowners Association